



Order Filed on October 24, 2019
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-2(c)

GARY C. ZEITZ, L.L.C.
LINDA S. FOSSI, ESQUIRE (LF 1720)
ROBIN LONDON-ZEITZ, ESQUIRE (RZ 2933)
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(856) 857-1222
Attorneys for Creditor,
TRISKAR TRUST

In Re:

EDWARD WILLIAM BRANNON

Case No.: 15-30618/MBK

Chapter 13

Hearing Date: October 15, 2019

Judge: Michael B. Kaplan

**ORDER RESOLVING MOTION FOR RELIEF FROM
AUTOMATIC STAY *NUNC PRO TUNC***

The relief set forth on the following page, numbered two (2) through three (3) is hereby **ORDERED**.

DATED: October 24, 2019

A handwritten signature in black ink, reading "Michael B. Kaplan", is written over a horizontal line.

Honorable Michael B. Kaplan
United States Bankruptcy Judge

THIS MATTER having come before the Court upon the motion of Triskar Trust ("Creditor") requesting the entry of an Order for relief from the automatic stay *nunc pro tunc* to validate the sale of its Tax Lien, and proceed with a foreclosure proceeding against Edward William Brannon (the "Debtor"), and the following appearances having been entered, Linda S. Fossi, Esquire, Gary C. Zeitz, L.L.C. attorneys for Creditor and Patrick Moscatello, Esquire, attorney for the Debtor; and

IT APPEARING that Creditor is the holder of certain tax lien(s) (the "Tax Lien") secured by the Debtor's real estate located at 159 Route 526, Upper Freehold, New Jersey, Block 24, Lot 34.01 (the "Property"); and

IT FURTHER APPEARING that Creditor filed a motion (the "Motion") for relief from the automatic stay *nunc pro tunc* to validate the sale of the Tax Lien and foreclose the Tax Lien; and

IT FURTHER APPEARING that the Debtor and Creditor now seek to resolve this matter; and the parties having agreed to the form and entry of this Order,

IT IS ORDERED as follows:

1. The automatic stay is vacated *nunc pro tunc* for the sole purpose of validating the sale of the tax lien on June 15, 2017. In all other respects, the automatic stay shall stay in place as to the Property, until the conclusion of the instant bankruptcy.

Certificate of Notice Page 3 of 3
United States Bankruptcy Court
District of New Jersey

In re:
Edward William Brannon
Debtor

Case No. 15-30618-MBK
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0312-3

User: admin
Form ID: pdf903

Page 1 of 1
Total Noticed: 1

Date Rcvd: Oct 24, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 26, 2019.

db +Edward William Brannon, 159 Route 526, Allentown, NJ 08501-2016

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Oct 26, 2019

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 24, 2019 at the address(es) listed below:

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo docs@russotrustee.com
Denise E. Carlon on behalf of Creditor Champion Mortgage Company
bankruptcynotice@zuckergoldberg.com, bkgroup@kmlawgroup.com
Laura M. Egerman on behalf of Creditor Champion Mortgage Company bkyecf@rasflaw.com,
bkyecf@rasflaw.com;legerman@rasnj.com
Linda S. Fossi on behalf of Creditor Triskar Trust lfossi@zeitzlawfirm.com,
gzeitz@zeitzlawfirm.com;cdillon@zeitzlawfirm.com;rzeitz@zeitzlawfirm.com
Patrick Moscatello on behalf of Debtor Edward William Brannon moscatellolaw1@gmail.com,
moscatellolaw2@gmail.com;moscatellolaw2@comcast.net

TOTAL: 6